

046.A

Map

0004

Block

0078.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 601,200 /

USE VALUE: 601,200 /

ASSESSed: 601,200 /

Total Card /

Total Parcel

601,200

601,200

601,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:	78				
Owner 1:	DE BESCHE AUSTIN & SARAH M				
Owner 2:					
Owner 3:					
Street 1:	78 FRANKLIN STREET				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	DE BESCHE AUSTIN & SARAH M -		
Owner 2:	-		
Street 1:	78 FRANKLIN STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Aluminum Exterior and 2596 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7616												G6	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	601,200			601,200
Total Card	0.000	601,200			601,200
Total Parcel	0.000	601,200			601,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	231.59	/Parcel:	231.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	591,800	0	.		591,800	591,800	Year End Roll	12/18/2019
2019	102	FV	521,300	0	.		521,300	521,300	Year End Roll	1/3/2019
2018	102	FV	459,500	0	.		459,500	459,500	Year End Roll	12/20/2017
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2016	102	FV	417,800	0	.		417,800	417,800	Year End	1/4/2016
2015	102	FV	385,100	0	.		385,100	385,100	Year End Roll	12/11/2014
2014	102	FV	366,100	0	.		366,100	366,100	Year End Roll	12/16/2013
2013	102	FV	366,100	0	.		366,100	366,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE BESCHE AUSTI	42698-62		5/4/2004	Family		1	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2013	1422	Redo Bat	14,500	C				
8/23/2012	1059	New Wind	4,288					REPLACE 9 WINDOWS
1/9/2009	22	Manual	17,373					

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	Measured	DGM	D Mann
5/13/2014	External Ins	PC	PHIL C
1/17/2014	Info Fm Prmt	EMK	Ellen K
5/5/2005	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

1 of 1

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TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2013	1422	Redo Bat	14,500	C				</

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrckorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1900	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G15	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1		HB 1					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	GD - Good	18.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.05446839
Const Adj.:	0.98990101
Adj \$ / SQ:	307.927
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738546
Depreciation:	137370
Depreciated Total:	601177

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

PARCEL ID 046.A-0004-0078.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,596	307.930	799,378	
Net Sketched Area:		2,596	Total:	799,378	
Size Ad	2596	Gross Are	2596	FinArea	2596

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

